



# AGENDA

## Planning Commissioners

Jim Irving, 1<sup>st</sup> District  
Ken Topping, 2<sup>nd</sup> District  
Eric Meyer, 3<sup>rd</sup> District  
Jim Harrison, 4<sup>th</sup> District  
Don Campbell, 5<sup>th</sup> District

**MEETING DATE:** Thursday, January 29, 2015

### **MEETING LOCATION AND SCHEDULE**

Regular Planning Commission meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.*

### **ROLL CALL**

### **FLAG SALUTE**

### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

### **PLANNING STAFF UPDATES**

2. This is the time set for Planning Staff updates.

### **CONSENT AGENDA:**

3. January 8, 2015 draft Planning Commission minutes

### **HEARINGS: (Advertised for 9:00 a.m.)**

4. Continued hearing to consider a request by **BELRIDGE PARK II, LLC** for a Lot Line Adjustment and Tract Map (Tract 3059) with Conditional Use Permit (SUB2013-00042). The Lot Line Adjustment (SUB2014-00017) will adjust the lot lines between two legal parcels of 43,271 and 40,799 square feet each. The adjustment will result in two parcels of 9,822 square feet and 1.7 acres each. The Lot Line Adjustment portion of the project will not result in the creation of any additional parcels. The reason for the adjustment is to provide a parcel for the existing residence that can be sold while the remainder of the site continues through tract improvements and final map portion of the subdivision process. The Tract Map/Conditional Use Permit portion of the proposal is to subdivide two existing parcels totaling 1.92 acres into 14 parcels ranging in size from 3,548 to 12,509 square feet as a

planned development. Thirteen of the resulting parcels will be developed with single family residences ranging in size from 1,200 to 1,300 square feet with 400-500 square foot attached garages. One parcel will be a private park area for the development. The project site is within the Residential Single Family land use category and within the South County (San Luis Bay Subarea) planning area in the community of Oceano. The site is currently developed with a single family residence on proposed Lot 14 (Lot 2 of the Lot Line Adjustment) which will remain on the property. The remainder of the site is undeveloped. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 30, 2014 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Cultural Resources Public Services and Utilities, Recreation and Water and are included as conditions of approval. CONT'D FROM 12/11/14.

**County File No: SUB2013-00042/TR 3059 and SUB2014-00017/COAL 14-0081.**

Assessor Parcel Number(s) APN(s): 062-074-014 and 015.

Supervisory District: 4.

Date Accepted: October 1, 2014.

**Stephanie Fuhs, Project Manager.**

**Recommend approval**

5. Hearing to consider a request by **NINER WINE ESTATES, LLC** to allow for a modification of their previously approved Conditional Use Permit (DRC2013-00117) to allow the following:
- a. Use of a portion of the existing hospitality building as a 4,100 square foot (sf) restaurant (limited food service facility);
  - b. Modification of the ordinance standard limiting a restaurant to 800 sf to allow 4,100 sf restaurant;
  - c. Modification of the ordinance standard to allow the restaurant to remain open until 9 p.m., 7 days per week, hours beyond the tasting room hours of 10 a.m. to 5 p.m.
- The existing uses, including a 60,000 sf wine production facility, a 4,926 sf boutique winery, a 8,840 sf hospitality building (that included a 2,000 sf commercial kitchen), and 18 annual special events (one event with up to 300 guests, three events with up to 200 guests, four events with up to 100 guests, and 10 events with up to 75 guests), would continue. The proposed project will not result in any site disturbance on the 142 acre parcel. The project is located approximately 1,300 feet northwest of Highway 46. The site is approximately one mile west of the community of Templeton. The site is in the North County Planning Area, Adelaida Sub Area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2013-00117**

Assessor Parcel Number: 040-111-031

Supervisory District: 1

Date Accepted: August 5, 2014

**Project Manager: Holly Phipps**

**Recommendation: Approval**

6. Hearing to consider a request by **RICHARD C. YINGLING & VERIZON WIRELESS** for a Conditional Use Permit (DRC2013-00115) to allow for the construction and operation of an unmanned wireless communications facility consisting of: a) three (3) new antenna sectors with three (3) directional antennas per sector mounted at a height of 45 feet above ground level attached to a 50-foot tall artificial pine tree (monopine) with branches extending to 55 feet; b) one 11'-6" x 16'-10.5" prefabricated equipment shelter; c) one 132-gallon diesel generator on a 6' x 13 concrete slab; d) a new 6' tall chain link fence with 12' tall access gate at the lease area perimeter; e) landscape screening at the lease area perimeter to screen the chain link fence; f) associated utility trenching for the installation of power and telco lines; and

g) improvement of an existing 12 foot wide access road to meet Cal Fire Standards and extending the access road by 500 feet to the proposed site along a 15 foot wide access road. The project is located on an approximately 7.42 acre parcel and will result in the disturbance of approximately 2,500 square feet (50'-0" x 50'-0" lease area and concrete pad) for the proposed facility. There will be an additional 10,816 square feet of site disturbance (190 cubic yards of cut) for the improvements and extensions of the access road. The proposed project is within the Residential Rural land use category, and is located at 6269 Hog Canyon Road, approximately 2.45 miles northeast of the City of Paso Robles, in the El Pomar-Estrella sub area of the North County planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on December 4, 2014.

**County File Number DRC2013-00115**  
Supervisory District: 1  
**Project Manager: Megan Martin**

Assessor Parcel Number: 019-321-022  
Date Accepted: July 14, 2014  
**Recommendation: Approve**

## **ADJOURNMENT**

7.

ESTIMATED TIME OF ADJOURNMENT: 5:00 PM

RAMONA HEDGES, SECRETARY  
COUNTY PLANNING COMMISSION

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

## **RULES FOR PRESENTING TESTIMONY**

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to [RHedges@co.slo.ca.us](mailto:RHedges@co.slo.ca.us). Do not include personal information such as address and telephone numbers.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request.

**COPIES OF VIDEO, CD:** You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

**ON THE INTERNET**

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.